



Kenmoor Way | Chapel Park | NE5 1TU

£240,000



X



X

Spacious family home

Generous lounge/dining room

Three bedrooms

Four-piece family bathroom/W.C

Kitchen and seperate utility

Front and rear gardens

Bright and airy Orangery

Single garage

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This three-bedroom family home offers spacious and well-presented accommodation throughout. The property is entered via an entrance porch leading into a welcoming hallway, which flows into a generous lounge/dining room. A bright and airy orangery provides an additional versatile living space, ideal for relaxation or entertaining. The kitchen is fitted with a range of units and integrated appliances, and is complemented by a separate utility room with direct access to the rear garden. To the first floor, the property boasts three generously proportioned bedrooms, along with a four-piece family bathroom/W.C.

Externally, the property benefits from well-maintained front and rear gardens. The front is mainly block paved, providing off-street parking, while the enclosed rear garden features paved seating areas, a lawn, and planted borders—ideal for outdoor living and entertaining.

Entrance Porch

Double glazed windows and a door providing access to: -

Hall

Central heating radiator, under-stairs storage cupboard, and stairs leading to the first floor.

Cloakroom/W.C

Fitted with a low-level WC, wall-mounted wash hand basin, partially tiled walls, laminate flooring, a central heating radiator, and a double-glazed window to the front.

Lounge/Dining Room 25' 2" x 11' 1" (7.66m x 3.38m)

Double glazed window to the front, two central heating radiators, a feature fireplace with inset hearth and surround, coving to the ceiling, and double glazed French doors leading to: -

Orangery 9' 0" x 8' 11" (2.74m x 2.72m)

Wood flooring, double glazed windows, a lantern roof, an electric heater, and French doors leading to the rear garden.

Kitchen 12' 4" x 7' 10" (3.76m x 2.39m)

Fitted with a range of wall and base units with work surfaces over, splash back tiling, a sink with mixer tap and drainer, and integrated appliances including a hob with extractor hood over, eye-level oven and grill, and fridge/freezer. Further features include recessed downlights, a central heating radiator, tiled flooring, coving to the ceiling, a double glazed window to the rear, and a door leading to:-

Utility Room 8' 3" x 9' 10" (2.51m x 2.99m)

Fitted with a range of wall and base units with work surfaces over, a stainless steel sink with mixer tap and drainer, plumbing for an automatic washing machine, tiled walls, a central heating radiator, double glazed windows, and a door leading to the rear garden and garage.

Landing

Central heating radiator, storage cupboard, and access to the loft.

Bedroom One 11' 10" x 10' 6" (3.60m x 3.20m)

Double glazed window to the rear, central heating radiator, coving to the ceiling, and fitted wardrobes.

Bedroom Two 10' 10" x 10' 7" (3.30m x 3.22m)

Double glazed window to the front, coving to the ceiling, and a central heating radiator.

Bedroom Three 8' 8" x 7' 8" (2.64m x 2.34m)

Double glazed window to the front, coving to the ceiling, and a central heating radiator.

Bathroom/W.C

Fitted with a four-piece white bathroom suite comprising a low-level WC, pedestal wash hand basin, corner panelled bath, and shower cubicle, with tiled walls, a central heating radiator, and two double-glazed windows.

Externally

Front Garden

Block paved driveway leading to a single garage, with a lawn area and planted borders.

Rear Garden

Enclosed lawn garden with paved seating areas and planted borders.

Garage 16' 6" x 8' 9" (5.03m x 2.66m)

Door width approx. 6' 10" (2.08m)

Remote roller door, with power and lighting.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: Garage and Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality:
Yes

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: TBC

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EPC RATING

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